Karen Johnson Davidson County
Batch# 1460046 DEEDWARR
08/17/2026 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $18,500.00
20260817-0076536

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$5,000,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

ABBY MUDTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 5, 2028

THIS INSTRUMENT WAS PREPARED BY
Southern Estates Title & Escrow, LLC, 554 Franklin Road, Suite 103, Franklin, TN 37069

File No.: 26-0285

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Blaine H. Smith, Trustee	NEW OWNER	130-14-0-052.00
(NAME)	(NAME)	
1030 Chancery Lane		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Million And No/100 Dollars ($5,000,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ELLEN STONE SHEAN, CO-TRUSTEE OF THE SHEAN FAMILY 2017 JOINT REVOCABLE TRUST DATED APRIL 12, 2017**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BLAINE H. SMITH, TRUSTEE OF THE 1030 CHANCERY LANE TRUST DATED AUGUST 13, 2026,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 6 on the Plan of Chancery South, of record in Plan Book 5200, Page 452, in the Register's Office for said County. Said Lot No. 6 fronts 217.931 feet on the easterly margin of Chancery South and extends back 349.29 feet on the northerly line and 368.33 feet on the southerly line, to a line on the rear

on which it measures 217.00 feet.

Being the same property conveyed to Albert W. Shean, III, Mary Ellen Shean and Ellen Stone Shean, Co-Trustees of the Shean Family 2017 Joint Revocable Trust dated April 12, 2017, by Quitclaim Deed from Albert W. Shean, III and wife, Mary Ellen Shean of record in Instrument No. 20170417-0036644, dated and recorded April 17, 2017, Register's Office for Davidson County, Tennessee.
Albert W. Shean, III and Mary Ellen Shean have since died leaving Ellen Stone Shean as the sole Co-Trustee.

unimproved ☐
This is improved ☑ property, known as 1030 Chancery Lane, Nashville, TN 37215
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 13th day of August, 2026.

Ellen Stone Shean Co Trustee
Ellen Stone Shean, Co-Trustee
of the Shean Family 2017 Joint Revocable
Trust dated April 12, 2017

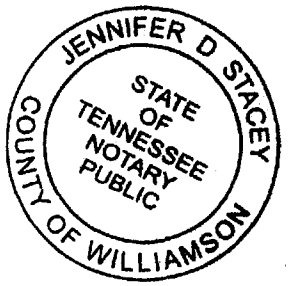
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of August, 2026, before me personally appeared Ellen Stone Shean, Co-Trustee of the Shean Family 2017 Joint Revocable Trust dated April 12, 2017, to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 13th day of August, 2026.

JMStacey
Notary Public

My Commission expires: 10-16-29



Tennessee Certification of Electronic Document

I, George Mudter, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/13/26 (date of document).

Affiant Signature

8/14/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 14 day of August, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

